



Buckie

11 The Grove | Hampton-in-Arden | Solihull | West Midlands | B92 0HD

FINE & COUNTRY

BUCKIE

This charming property is situated in the picturesque village of Hampton in Arden, offering a tranquil escape on the outskirts of Solihull. What distinguishes it is its dual plots of land, presenting a unique opportunity for flexibility and expansion.



Nestled along a private road on a sprawling 1.34-acre plot in total, this six bedroom property offers exceptional potential for development. The first plot, spanning approximately 0.74 acres, features its own separate entrance and includes a collection of kennels at the rear, with potential for further development, subject to planning permission

The main residence, Buckie, is a delightful older home boasting six bedrooms and two bathrooms, spread across approximately 3,200 square feet. This approximately 0.61 acre plot opens doors to numerous possibilities. With planning permission secured in August 2023 for roof alterations and the creation of an appealing open-plan layout, along with the opportunity to extend the property by approximately 93m² (1,000 sq. ft) under Permitted Development rights, the potential for transformation is vast.

Presently, the property offers a grand Reception Hallway leading to three versatile Bedrooms on the ground floor, one benefiting from a convenient Jack and Jill En-Suite Bathroom. The spacious dual aspect Lounge and separate Dining Room, both with garden access, offer ample space for gatherings. A dedicated Study provides a tranquil space for work or relaxation, while the generously sized Kitchen Breakfast Room awaits modernization. Completing the ground floor is a Utility Room with a shower area for added convenience. The ornamental staircase leads upstairs to a further three bedrooms and bathroom. With an oversized single garage providing ample storage or parking space, this property offers versatility tailored to your lifestyle.

Conveniently situated within walking distance to Hampton in Arden train station, this property ensures easy access to bustling Birmingham or even London Euston. Moreover, the village itself boasts an array of local shops, a post office, and a charming pub, all just a leisurely stroll away from your doorstep and with great access to Birmingham International Airport, Rail Station & HS2 links and the perfectly located for the M42, M6, M1 & M40 motorways network.











Seller Insight



“ Hampton in Arden, what can I say? The village is a historic settlement dating back to Saxon times and is mentioned in the Domesday Book of 1086, with its historic parish church and buildings. When we moved here 34 years ago, we had never heard of Hampton in Arden, but we fell in love with its charm and countryside and town location. With lots of great woodland and countryside walks in this conservation area, including the nearby lake and golf course, there are great ways to meet new friends and a real community spirit.

Country villages nearby abound with lots of great pubs to visit and eat in; almost all are now child- and dog-friendly.

The location is a key point, too. From our property, you can be on the M42 or M6 in under 10 minutes, and Birmingham Airport is on the doorstep. Birmingham International station is also less than 10 minutes away, with fast trains to London taking around 1 hour 10 minutes and soon to be even faster with HS2. The Birmingham National Exhibition Centre (NEC) is also only minutes away, with lots of great shows and exhibitions.

Solihull, with its fabulous shopping centre, is only a 10-minute drive, and historic Stratford-upon-Avon, Warwick, Kenilworth, and Leamington Spa are all within a 30-minute drive or less, great for a day out, with Warwick and Kenilworth boasting their own castles.

Also, a short walk away from our property, the Hampton-in-Arden Railway Station is situated halfway between Birmingham, with its leisure and culture, museums and art galleries, and the famous Bullring shopping centre, and historic Coventry, a mere 10-12 minute train ride away.

For younger residents, there are plenty of attractions very close by, including great local parks, local canal walks, Sea Life Centre in Birmingham, Drayton Manor amusement park, and Twycross Zoo. You are spoilt for choice.

The best part, though, is the village location, with its own pub and shops, close to rail, road, and air networks. Yet, you can live the dream of country life with your very own wildlife and birds as frequent visitors in your own infinity garden. What could be more idyllic as a fabulous home and retreat?

Above all, this is not simply a house and garden; the extensive land provides a small country estate where your own dreams are endless.”*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















SOLIHULL

Historically part of Warwickshire, Solihull is one of the most prosperous towns in the English Midlands. In November 2013, the uSwitch Quality of Life Index named Solihull the “best place to live” in the United Kingdom. The motto of Solihull is Urbs in Rure (Town in Country).

Solihull's name is commonly thought to have derived from the position of its parish church, St Alphege, on a 'soily' hill. The church was built on a hill of stiff red marl, which turned to sticky mud in wet weather.

Solihull probably came into being about a thousand years ago, as a clearing in the forest to which people would come to trade. The town is noted for its historic architecture, which includes surviving examples of timber framed Tudor style houses and shops. The historic Solihull School dates from 1560 (although not on its present site). The red sandstone parish church of St. Alphege dates from a similar period.

Excellent communication links with the M42 (J4 and J5) which provides access to the M40 providing motorway access to London, the M6 and the North West and the M5 and the South West. Birmingham International Airport is a short drive away, as well as the hub of the Midlands rail network, the newly refurbished New Street. Solihull train station provides direct access to London Marylebone.





Services, Utilities & Property Information

Tenure: Freehold

EPC: D

Council Tax Band: G

Utilities: Mains Water, Gas, Electric

Parking: 4+ Cars; 1 Car Garage

Broadband: Highspeed broadband available; We suggest you check with your provider.

Mobile: Some 4G and 5G coverage available; We suggest you check with your provider.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

Website

<https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Total area: approx. 298.3 sq. metres (3210.7 sq. feet)

This floorplan depicts the current layout of the home.







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I have spent over 25 years in the Luxury Property market all over the world, after relocating back to my hometown of Lapworth for my children's education I have partnered with Fine & Country and I focus on not just the home but implementing what I have learnt from working with high net worth clients worldwide. My extensive knowledge of local and the surrounding areas, and the lifestyle that goes with it due to living in the area helps me to build maximum value and help guide the new homeowner through the process and settle into their new home quickly and comfortably. I firmly believe that to stand out from the rest you have to have a proactive approach and differentiate yourself and being a marketing expert in the luxury market and my presence on social media channels gives me the ability to market your property with absolute focus on exposure, presentation and service.

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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